



SPACE - DIRECT LEASE

## 498 Seventh Avenue

New York, NY | Penn Station

[www.4987th.com](http://www.4987th.com)

### DETAIL

<b>Floor/Suite</b>	3 / Suite 300
<b>Total SF</b>	47,556 <b>Min:</b> 47,556 <b>Max Contiguous:</b> 528,222
<b>Rent</b>	Upon Request
<b>Available</b>	December 2018
<b>Use</b>	Office
<b>Suite Notes</b>	Part of a 528,222 RSF block comprised of floors Mezz-10 and floors 22-25.



### CONTACT

**Matthew J. Coudert** - Executive Vice President  
Phone 212-542-2121

**Andrew F. Conrad** - Senior Associate of Asset Management  
Phone 212-542-2101

### BUILDING DESCRIPTION

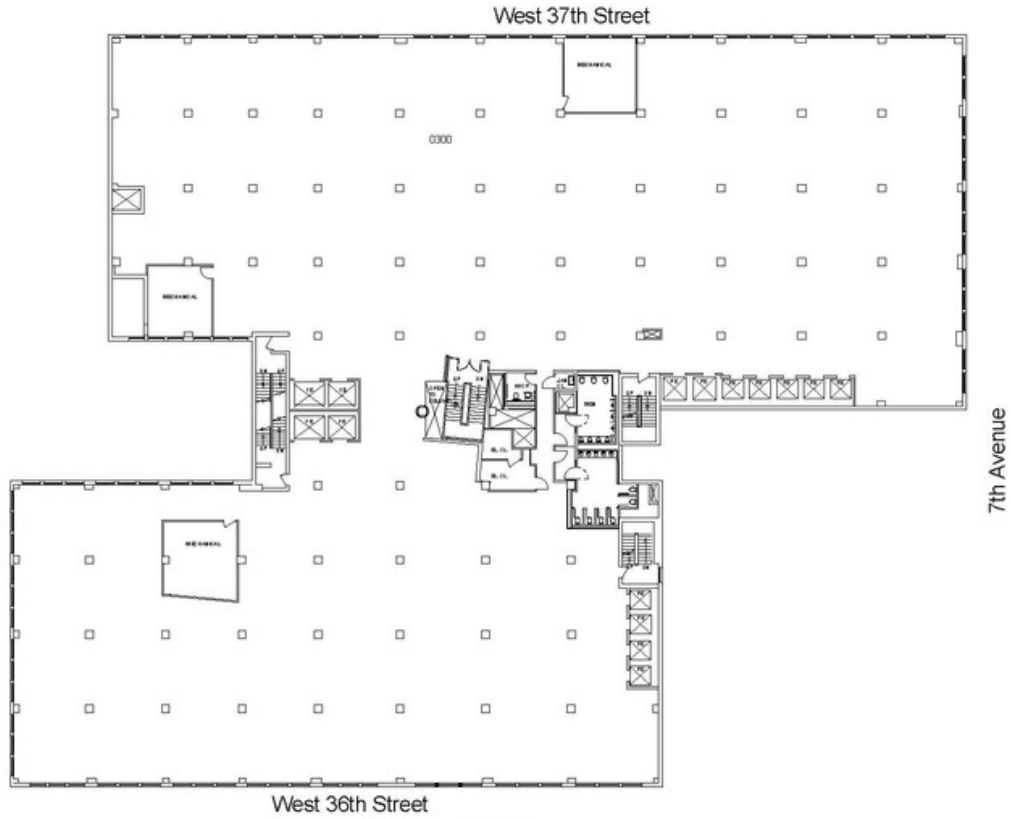
Newly renovated lobby; 24/7 day attended lobby; Convenient to Penn Station & The Port Authority; new elevator cabs; new double insulated operable thermopane windows; freight entrance on 216 W. 37th St.

### MAJOR TENANTS

Group M Worldwide, Inc.; LN Holdings, Inc.; Modell's; Jones Apparel; Hazen & Sawyer P.C.; Retail Tenants include JP Morgan Chase Bank

### OTHER BUILDING INFO

**Telecom:** WiredNYC Platinum: Abovenet (Zayo), Cogent, Lightpath, Rainbow Broadband, Lightower (Sidera), Time Warner Cable, Verizon & Verizon FIOS **Security / Lobby:** Tended Lobby **Passenger Elevators:** 11 Passenger **Building Area:** 960,000 sf **Number of Floors:** 25 **Floor Sizes:** 43,000 sf -25,000 **Owner:** 498 Seventh LLC **Manager:** George Comfort & Sons, Inc. **Year Built/Renovated:** Built: 1920 **Block/Lot:** 786/51 **Tenancy:** Multi-tenant **Building Class:** A-  
**Primary Type:** Office **Property Status:** Existing



**498 7th Avenue**

George Comfort & Sons, Inc.  
200 Madison Avenue New York, NY 10016



**Floor 3**

Prepared by PlanData Systems Corp  
September 28, 2016

0 5 10 20 30 40 50

PLAN 162104-001